Not For Legal Use

13131 562

Received as Mortgage Tax on the within mortgage $ 37.50
and $ [illegible] Special Add'l Tax
and $ [illegible] Add'l Tax
18.75

RLZ - 3822
CJ 31738

C
9/24/92

SEP 24 1992

100
3600
0300
40.000

15

CJ 31738 Prepared by EDWARD P. ROMAINE CLERK OF SUFFOLK COUNTY

MORTGAGE

Michelle D'Ambrosio A/K/A

On the 9 day of July [illegible] Russomano & Michelle Russomano who live(s) at 144 17 ST W Babylon, N.Y. (the "Property Owner") MORTGAGES to Bell Financial Services Co. Inc. ("Bell") whose principal place of business is at 1731-33 Flatbush Avenue Brooklyn N.Y. 11210, all of the land, building(s) and other improvements now or in the future owned by the Property Owner and located at 144 17th ST W Babylon in Suffolk County in New York State (the "mortgaged property"), the legal description of which is as follows:

144 17th Street West Babylon N.Y.----More fully described in Deed Dated 4/22/92 Recorded 7/[illegible] in the Suffolk County Clerks Office. Book# 11462 Page 553, Sec 136.00 Block 03.00 Lot 10.00 Dist #100 and as more fully described in schedule A attached:

The Property Owner MORTGAGES the mortgaged property to Bell to provide security for a debt owing under a Retail Installment Obligation (the "Contract") dated 7/9 19 92 between Frank Russomano & Michelle Russomano Buyer and [illegible] Contractor (Seller) which Contract has been or is to be assigned to Bell. The debt owing under the Contract is $ 7,500 — (referred to in the Contract as the "Amount Financed") and is payable together with a FINANCE CHARGE according to the terms of the Contract. The Contract also provides for delinquency charges.

The Property Owner also agrees to the following terms:

1. PROPERTY [illegible] MORTGAGE [illegible] property [illegible] payment of the debt due under the Contract.
2. [illegible] property [illegible] for the benefit of Bell [illegible] pay the premiums [illegible] the [illegible] debt secured by this mortgage.
3. TAXES AND ASSESSMENTS. The Property Owner will pay all taxes, assessments and sewer and water charges on the mortgaged property.
4. OTHER MORTGAGES. The Property Owner will [illegible] payment of principal and interest on any other mortgage on the mortgaged property, and will not [illegible] other term of any other mortgage.
5. [illegible]
6. [illegible]
7. [illegible] FINANCE CHARGE [illegible]
8. [illegible]
9. [illegible]
10. [illegible]
11. [illegible]
12. [illegible] of the mortgaged property [illegible]
13. [illegible] SUCCESSORS. This mortgage [illegible] the Property Owner [illegible] and personal representatives and [illegible] persons who subsequently [illegible] the mortgaged property.
14. [illegible] MORTGAGE [illegible]
15. LIEN LAW COVENANT. The Property Owner will, in compliance with Section 13 of the New York Lien Law, receive the advances secured by this mortgage and will hold the right to receive such advances as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply such advances to the payment of the cost of the improvement before using any part of such advances for any other purpose.
16. MORTGAGE ON ONE-TWO FAMILY RESIDENCE. This mortgage [illegible] property [illegible] by a one-two family residence. ✓
17. [illegible] AUTHORIZATION. [illegible] the legal description [illegible] sent to the Property Owner.

This mortgage has been duly executed by the Property Owner

in Presence Of

Jas. Ponticello

Frank G Russomano (L.S.)
Property Owner Frank G. Russomano

Michele Russomano (L.S.)
Property Owner Michele Russomano

Michele D'Ambrosio
Michele D'Amierosio (L.S.)
Property Owner

STATE OF NEW YORK
COUNTY OF Suffolk ss:

On the 21 day of July 19 92 before me came James Ponticello the subscribing witness to the foregoing instrument, to me personally known, who being by me duly sworn, did depose and say that he resides at 310 Oakdale Ave Babylon, NY that he knows said Frank Russomano & Michelle Russomano (A/K/A) D'Ambrosio to be the individual(s) described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw him/her/them execute the same; and that he, said James Ponticello at the time subscribed his name as witness thereto.

Diana Donadoni
Notary Public

DIANA DONADONI
Notary Public, State of New York
No. 41-4884822 · Queens County [illegible] County
Certificate Filed in New York County
Commission Expires Aug. 31, 19[illegible]

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Not For Legal Use

Not For Legal Use

Not For Legal Use

Not For Legal Use

MORTGAGE

—TO—

BELL FINANCIAL SERVICES CO., INC.

The land affected by this instrument

lies in the

of Suffolk

COUNTY OF
STATE OF NEW YORK

LOT 40
BLOCK 3
SECTION 136

RECORD AND RETURN TO

Bell Financial Services Co., Inc.
1731-33 Flatbush Avenue
Brooklyn, N.Y. 11210
(718) 252-1600

Not For Legal Use

144 17th Street West Babylon New York

Not For Legal Use

18132 PG564

Schedule A

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All that certain plot, piece or parcel of land with the buildings and improvements thereon erected, situate, lying and being in the Town of Babylon County of Suffolk and State of New York, being known and designated as part of Lots 75 and 76 on a certain map "Map of Legion Park, Section No. 1, situated in the Town of Babylon Suffolk County Long Island surveyed by T.F.Selva Lincensed Land Surveyor Merrick Long Island" and filed in the Office of the Clerk of the County of Suffolk as Map No. [illegible] on July 26,1948 and being more particularly bounded and described as follows:

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BEGINNING at a point on the southerly side of 17th Street, distant 360 feet easterly from the corner formed by the intersection of the southerly side of 17th Street with the easterly side of 14th Street:

Not For Legal Use

RUNNING THENCE easterly along the southerly side of 17th Street, 60 feet;

THENCE southerly at right angles to the southerly side of 17th St., 125 feet;

THENCE westerly and parallel with the southerly side of 17th St., 60 feet;

THENCE NORTHERLY AND AGAIN AT RIGHT ANGLES TO THE SOUTHERLY side of 17th Street, 125 feet to the southerly side of 17th Street at the point or place of BEGINNING.